

**Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: 30
AGENDA DATE: Thu 10/07/2004
PAGE: 1 of 1**

SUBJECT: Approve an ordinance amending Ordinance No. 040826-56, which adopted the Central Austin Combined Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan, to establish a land use designation on the future land use map for the following properties in the West University Neighborhood Plan area: 0 (LOT 5 OLT 13 DIV E LAMAR AT 19TH), 1230-1232 W. Martin Luther King Jr. Blvd.; 2307 (S 23.3 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD), 2309 Rio Grande St.; 2209, 2301 Shoal Creek Blvd.; 2305, 2307 Longview Street. (There is no fiscal impact associated with amending the Central Austin Combined Neighborhood Plan. This plan is advisory and does not legally obligate the Council to implement any particular recommendation.) (The Planning Commission recommended approval of the Central Austin Combined Neighborhood Plan on May 25, 2004.) Applicant: City of Austin. Agent: Neighborhood Planning & Zoning Department. City Staff: Mark Walters, 974-7695.

REQUESTING DEPARTMENT: Neighborhood Planning and Zoning

DIRECTOR'S AUTHORIZATION: Greg Guernsey

BACKGROUND:

The four tracts listed above were excepted from the Central Austin Combined Neighborhood Plan when it adopted on August 26, 2004, in order to allow for further discussion and consideration. Action on the tracts was postponed to September 2, then to September 30, and then to October 7, 2004. During this time, there has been considerable discussion about the tracts among the property owners, neighborhood representatives, and city staff. Staff continues to work with stakeholders in the hope that a mutually acceptable solution can be found for each tract.

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Central Austin Combined Neighborhood Plan

CASE#:

PC DATE: May 25, 2004

ADDRESS: 0 (LOT 5 OLT 13 DIV E LAMAR AT 19TH), 1230-1232 W Martin Luther King Jr Blvd (tract 40); 2307 (S 23.3 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD), 2309 Rio Grande St (tract 80A); 2209, 2301 Shoal Creek Blvd (tract 44); 2305, 2307 Longview St (tract 49).

AREA: 2.28 acres

APPLICANT: City of Austin (Neighborhood Planning & Zoning Department)

OWNER: Various

AGENT: City of Austin (Neighborhood Planning & Zoning Department)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

Tract	Address	From	To
40	0 (LOT 5 OLT 13 DIV E LAMAR AT 19TH), 1230-1232 W Martin Luther King Jr Blvd	None	Office
44	2209, 2301 Shoal Creek Blvd.	None	Office Mixed Use
49	2305-2307 Longview St.	None	Single-Family
80A	2307 (S 23.3 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD), 2309 Rio Grande St	None	High-Density Mixed Use

Base District Zoning Change

Tract	Address	From	To
40	0 (LOT 5 OLT 13 DIV E LAMAR AT 19TH), 1230-1232 W Martin Luther King Jr Blvd	GO	GO-NP
44	2209, 2301 Shoal Creek Blvd.	SF-3	LO-MU-CO-NP
49	2305-2307 Longview St.	SF-3	SF-3-CO-NP
80A	2307 (S 23.3 FT LOT 3 OLT 37 DIV D LOUIS HORST SUBD), 2309 Rio Grande St	GO	GO-NP

STAFF RECOMMENDATION:

Staff recommends approval of this plan amendment request to establish land use designations on the Future Land Use Map for these properties, which were excepted from the plan when it was adopted. At this time, there are no future land use designations for these properties.

BASIS FOR RECOMMENDATION:

1. These properties were excepted from the neighborhood plan when it was adopted; therefore, they lack future land use designations. In order to achieve the goals and objectives of the neighborhood plan, the future land uses of these properties must be appropriately designated.
2. The proposed future land uses conform to the vision, goals, and objectives of the neighborhood plan.
3. The neighborhoods support the proposed amendment at this time.

PLANNING COMMISSION RECOMMENDATION:

May 25, 2004—The Planning Commission recommended the adoption of the Central Austin Combined Neighborhood Plan, including the complete future land use map.

DEPARTMENT COMMENTS:

The purpose of this plan amendment is to establish future land use designations for these properties. The City Council adopted the Central Austin Combined Neighborhood Plan on August 26, 2004. At the time, these properties were excepted from the plan in order to allow further consideration of both the future land use designation and the zoning. Action on the plan and rezonings for these properties was postponed again on September 2, 2004, and on September 30, 2004.

BACKGROUND:

The purpose of this plan amendment is to establish future land use designations for these properties. City Council adopted the Central Austin Combined Neighborhood Plan on August 26, 2004. At the time, these properties were excepted from the plan in order to allow further consideration of both the future land use designation and the zoning. Action on the plan and rezonings for these properties was postponed again on September 2, 2004, and on September 30, 2004.

See back up to related zoning case C14-04-0021.

EXISTING ZONING AND LAND USES:

Various.

WATERSHED: Waller Creek, Shoal Creek

NEIGHBORHOOD ORGANIZATIONS:

#69 University Area Partners
#259 Shoal Crest Neighborhood Association
#294 West University Neighborhood
#511 Austin Neighborhoods Council
#698 West Campus Neighborhood Association
#937 Taking Action Inc.

CASE HISTORIES (Zoning and/or Neighborhood Plan Amendments):

Various.

RELATED SUBDIVISION AND/OR SITE PLAN CASES:

Some of these properties may have active subdivision or site plan cases.

CITY COUNCIL DATE: September 30, 2004.

ACTION:

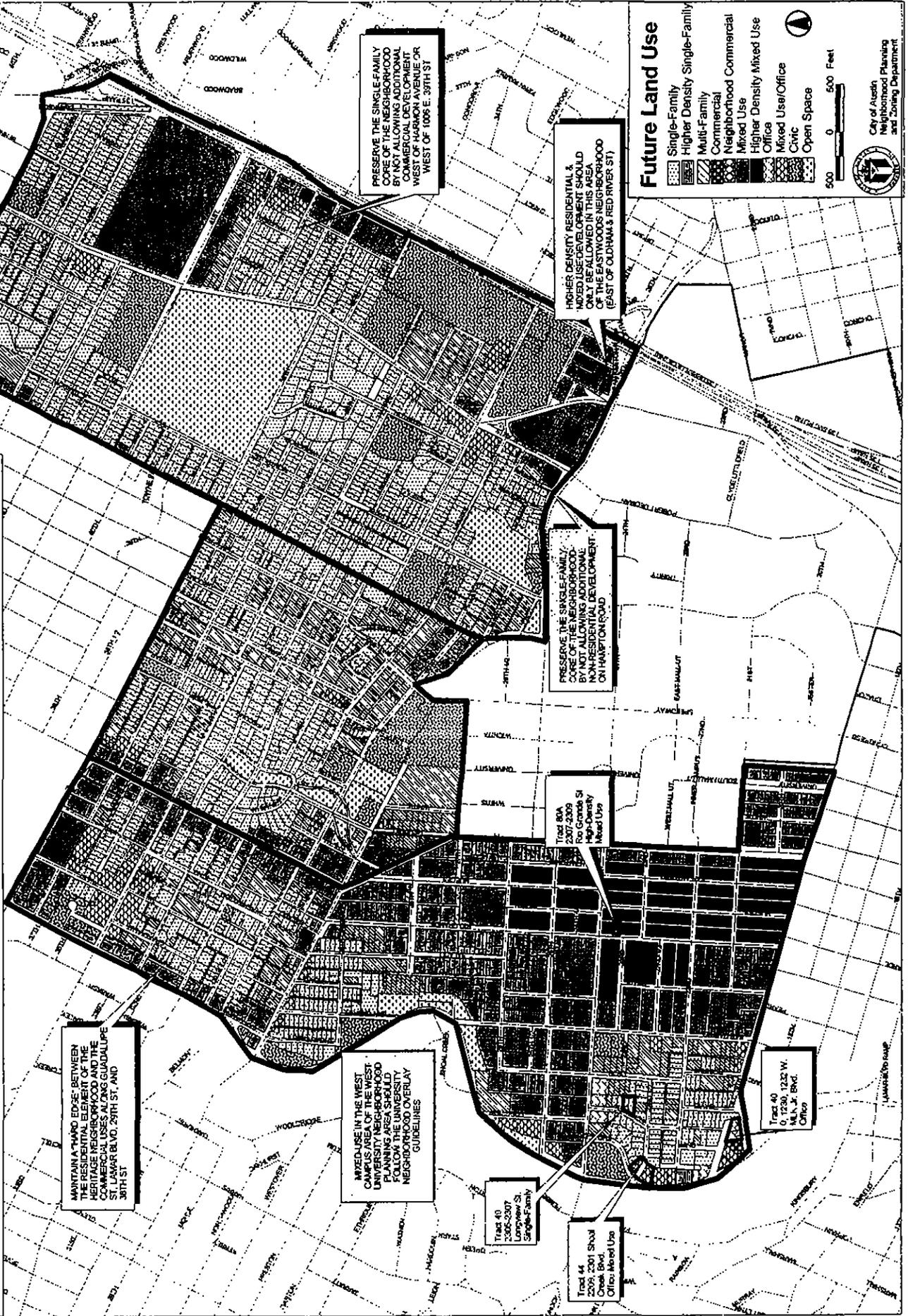
CASE MANAGER: Mark Walters (plan amendment)
Glenn Rhoades (zoning case)

PHONE: 974-7695
974-2775

EMAIL: <mailto:mark.walters@ci.austin.tx.us>
<mailto:glenn.rhoades@ci.austin.tx.us>

Central Austin Combined Neighborhood Planning Area: Plan Amendments Proposed for October 7, 2004

(For properties that were excepted from the plan at the time of adoption and subsequently postponed on September 2, 2004 and September 30, 2004.)



Future Land Use

- Single-Family
- Higher Density Single-Family
- Multi-Family
- Commercial
- Neighborhood Commercial
- Mixed Use
- Higher Density Mixed Use
- Office
- Mixed Use/Office
- Civic
- Open Space

0 500 1000 Feet

City of Austin
Neighborhood Planning
and Zoning Department